

# 3.0 Site

## 3.3 Context: Heights



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Highbury Gardens Site Plan



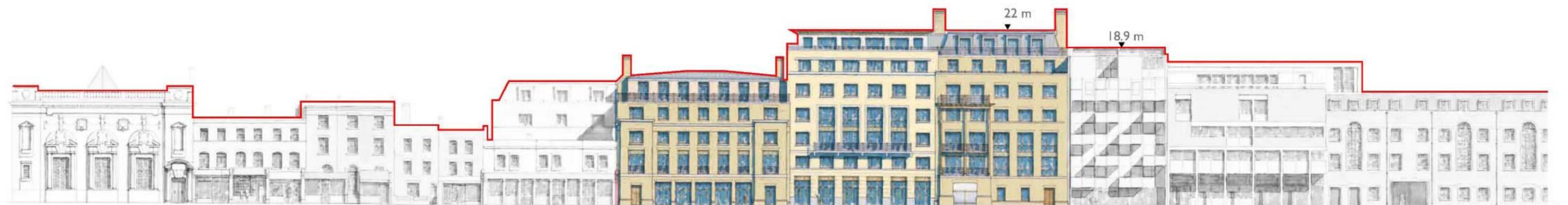
Highbury Gardens Street View

Highbury Gardens is an example of a development that has a limited frontage and additional height over its surrounding residential buildings. Its frontage is considerably higher than the surrounding buildings but it is suitably stepping up and down to achieve a rhythm along Holloway Road.

A similar relationship between varying scales of buildings is also achieved by the blocks behind the street elevation, set around a generous and well considered landscaped courtyard.



Highbury Gardens - Section AA

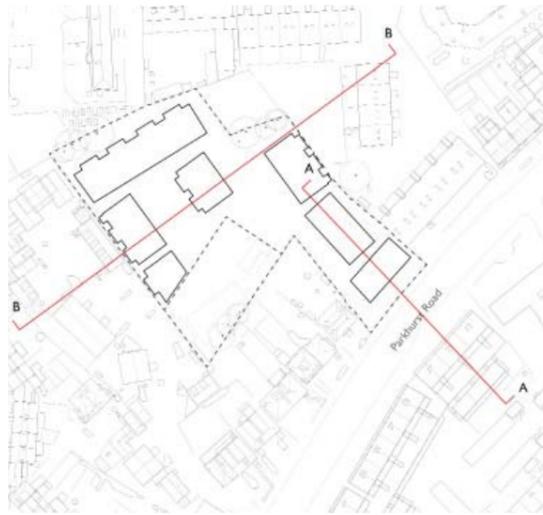


Highbury Gardens

Highbury Gardens - Street Elevation BB

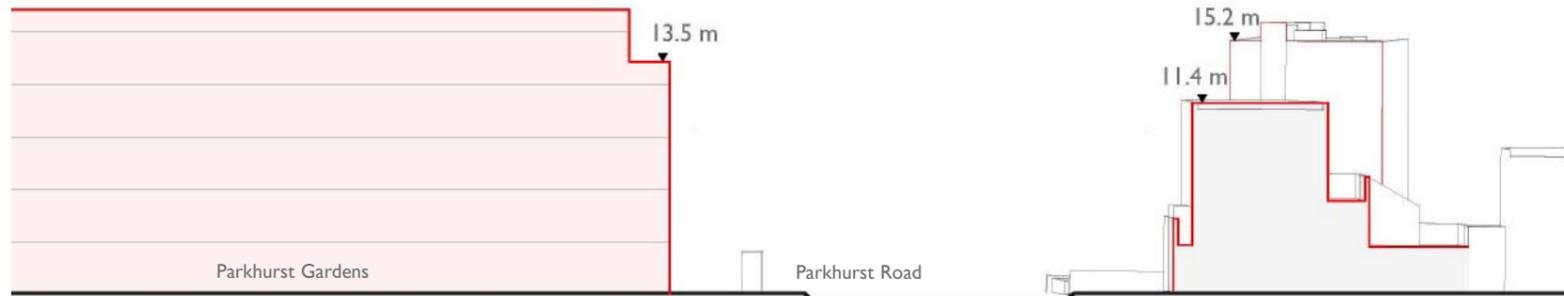
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### 3.3 Context: Heights

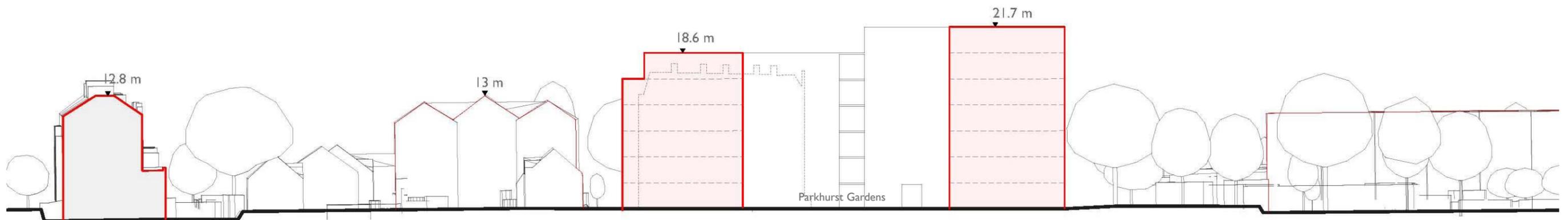


Parkhurst Gardens Site Plan

Similar to Highbury Gardens, Parkhurst Gardens has a limited frontage which is higher than the directly adjacent buildings but generally in context with the immediate surroundings. However, as shown in elevations and section on these pages, it follows the rhythm of Parkhurst Road and is not significantly taller than the buildings at both sides of Parkhurst Road, especially when compared to those at the opposite side of the road.



Section AA



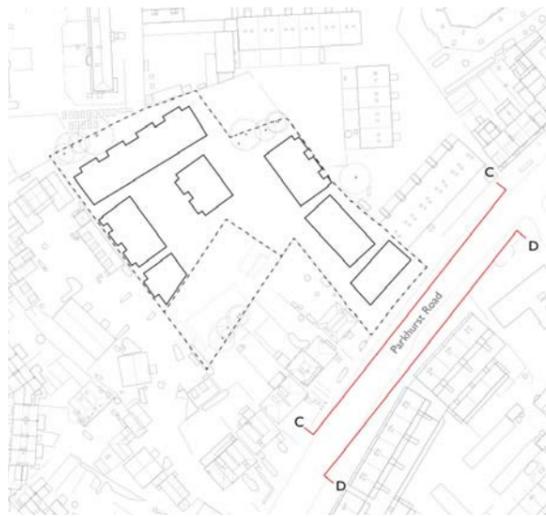
Section BB

# 3.0 Site

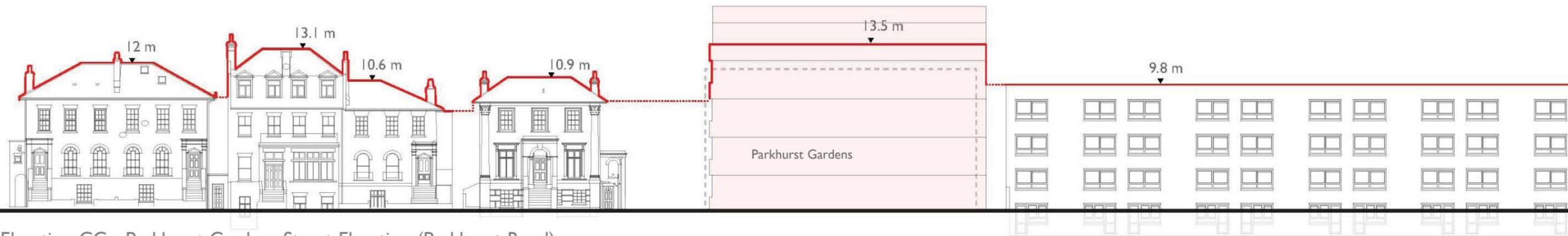
## 3.3 Context: Heights



3.0 Site  
3.3 Context: Heights



Parkhurst Gardens Site Plan



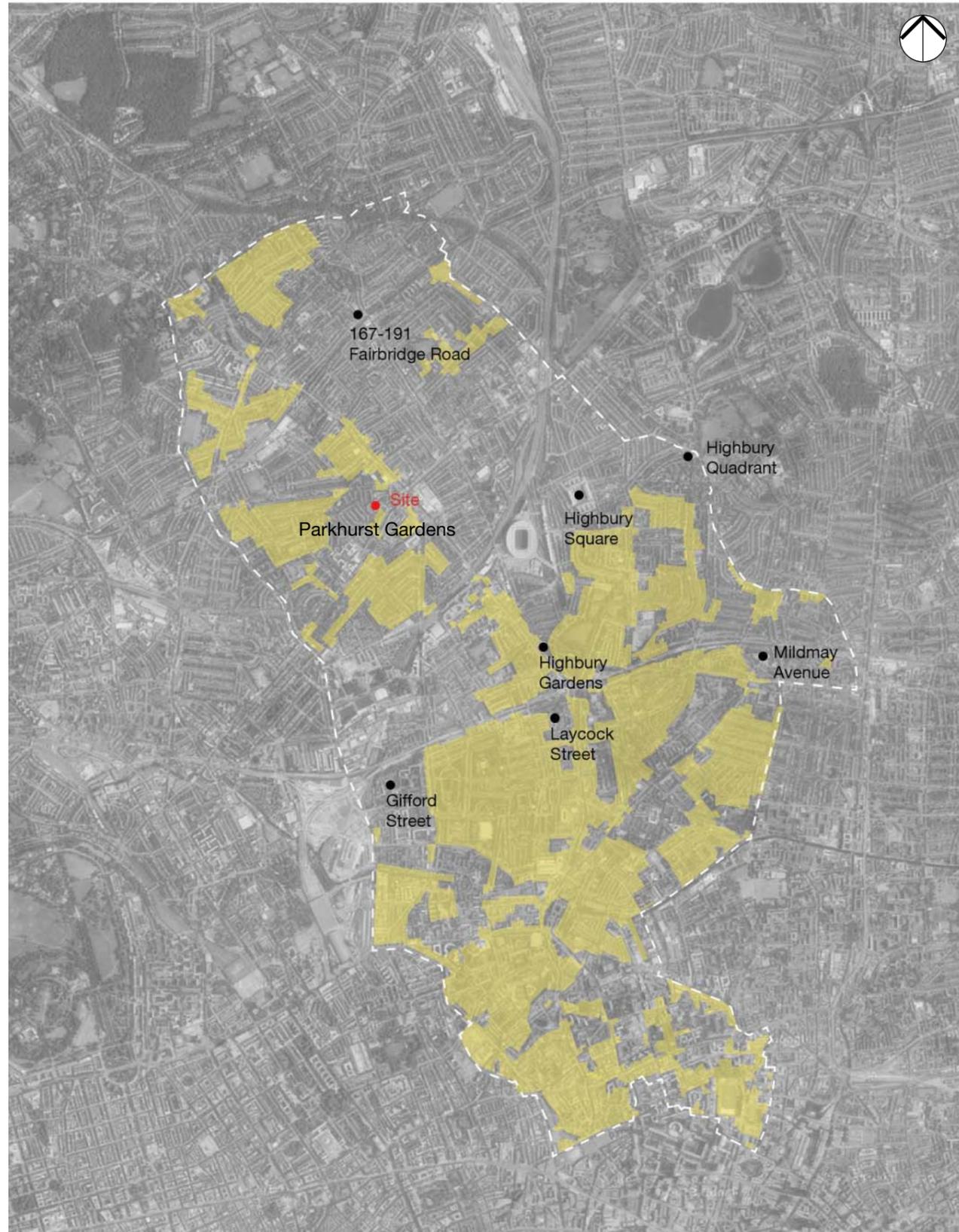
Elevation CC - Parkhurst Gardens Street Elevation (Parkhurst Road)



Elevation DD - Opposite Street Elevation (Parkhurst Road)

### 3.0 Site

#### 3.3 Context: Surrounding Area



Islington Conservation Areas

Our studies have considered the wider context of the site, and in particular other forms of residential development having less of a street presence. Taken alongside our assessment of other constraints on the site – orientation, outlook, access, green spaces – as discussed throughout this report, it becomes apparent that the site has a strong connection to the residential schemes which surround the site to the north, east and west. As such, these will also be considered as part of an appropriate architectural response to the site.

## 3.0 Site

### 3.3 Context: Surrounding Area



Highbury Gardens (2011)

- Next to conservation area.
- Contemporary residential blocks.
- Blocks are visually broken down with different heights, façade designs and material use.
- Shared central courtyard for access to dwellings and for amenity.



Highbury Quadrant (2012)

- Next to conservation area.
- Contemporary residential blocks.
- Shared central courtyard, for access to dwellings and amenity.
- A mix of flats and houses with private gardens.
- Prominent balcony protrusions face street.



Gifford Street

- Next to conservation area.
- Contemporary residential blocks.
- Shared central courtyard for access to dwellings and for amenity.
- Different building heights throughout the development with recessed top floors.
- Balconies facing courtyard and neighbouring open space.



Mildmay Avenue (2011)

- Next to conservation area.
- Contemporary residential blocks.
- Shared central courtyard for access to dwellings.
- Recessed top floors to make space for terraces.
- Balconies facing street.

## 3.0 Site

### 3.3 Context: Surrounding Area



Laycock Street (2007)

- Next to conservation area.
- Contemporary high-end residential blocks.
- A mix of flats and houses with private gardens.
- Shared open central space for vehicle access and public amenity.
- Prominent presence of balconies and terraces.
- Non-uniform height within the development. Eclectic use of façade materials.



Highbury Square (2009)

- Next to conservation area.
- Contemporary high-end residential blocks.
- Facades express grids with windows and structural elements.
- Big shared central courtyard, sub-courtyards and small peripheral open spaces.
- Recessed top floor to make space for terraces.
- Bordering semi-detached houses.

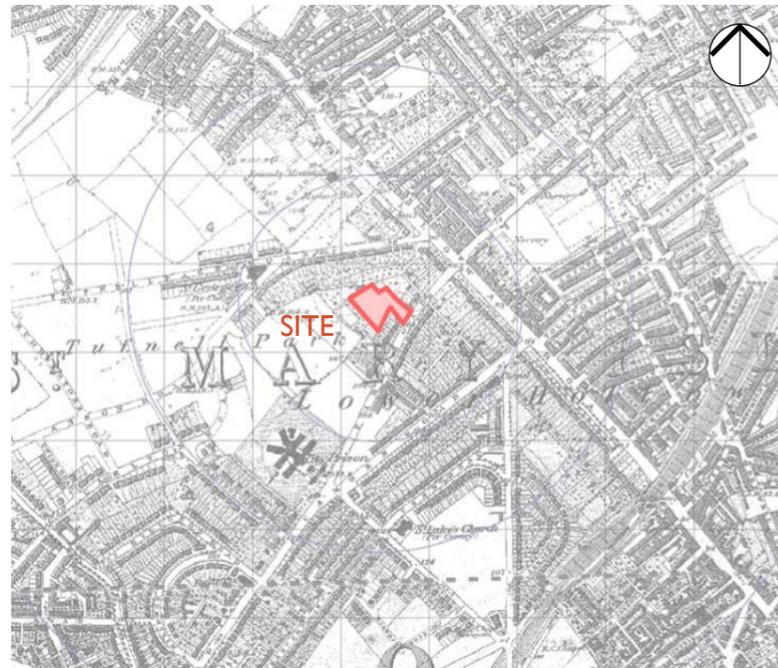


Fairbridge Road

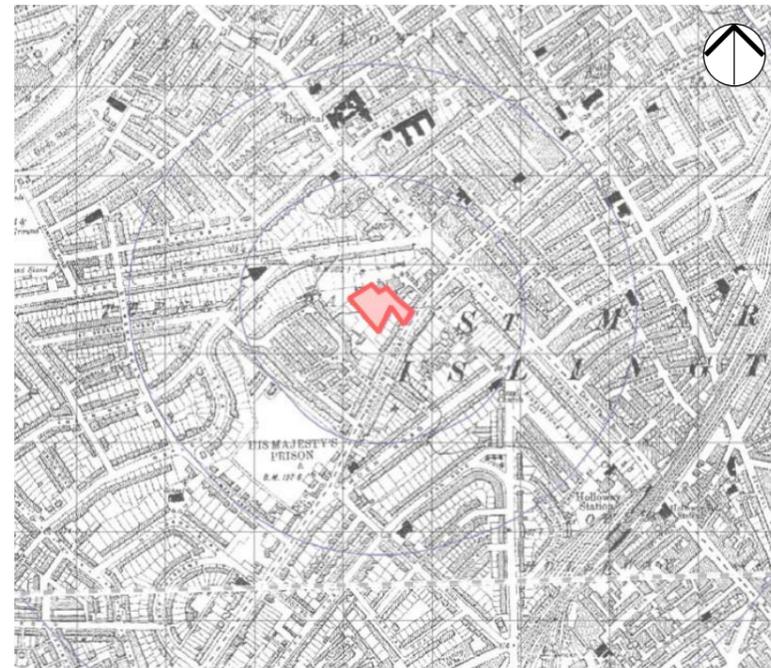
- Next to conservation area.
- Contemporary residential blocks.
- Flats and houses with private gardens.
- Recessed top floor.

### 3.0 Site

### 3.4 Heritage & Historical Context



1 1873-1882



2 1920



3 1972-1976



4 2011

The immediate surrounding area of Parkhurst Gardens has been urbanised over time as shown in the series of historical maps on the left.

In 1873-1882, the area mainly consisted of low-density housing with considerable amount of open space in between developments. There was a large area of undeveloped land to the west of the site. The primary street pattern is already in place.

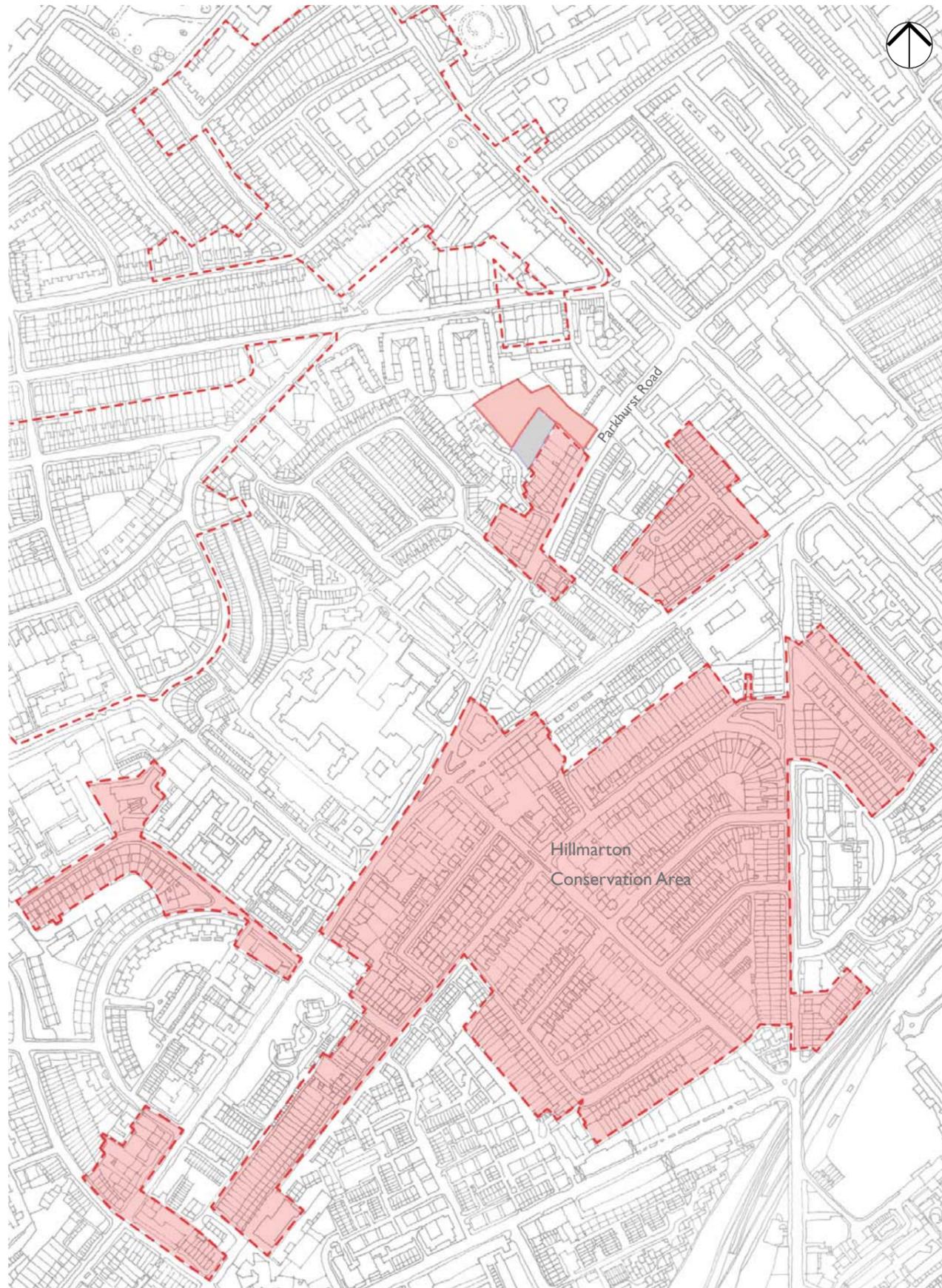
By 1920, most open space had been developed with more low-density housing. The previously undeveloped land to the west of the site was fully developed.

By 1972-1976, the density of the area had been increased through the development of larger buildings.

By 2011, the area was highly developed, including higher density buildings to the north of the site.

## 3.0 Site

### 3.4 Heritage & Historical Context



#### Hillmarton Conservation Area

Much of the area to the south of the site forms the Hillmarton Conservation Area. Adjacent properties at 35 to 63 Parkhurst Road are also within the boundary of this Conservation Area.

The majority of this area was developed in the 1850's and 60's, with 3 / 4 storey semi-detached villas. The area is characterised by wide streets and grand houses with mature trees in both private and public areas.

There are three churches all in mid-Victorian ecclesiastical styles, located in Camden Road, Hillmarton Road and the Camden Road Church, which is an important landmark in the area.

#### LBI Conservation Area 32 – Hillmarton

- First developed in the 1850s and 60s
- Pairs of 3 or 4 storey semi-detached villas or as terraces
- Spacious scale
- Gaps between villas and terraces afford views to rear gardens
- Many mature trees
- Generally consistent historic and architectural quality
- Predominantly residential
- Grand entrance porticos
- Established scale and height
- Vernacular materials – Brick, render, timber windows, pitched slate roofs
- Profiled roofs (butterfly) behind parapet
- Brick boundary walls with iron railings
- Quality paving, street furniture, open space

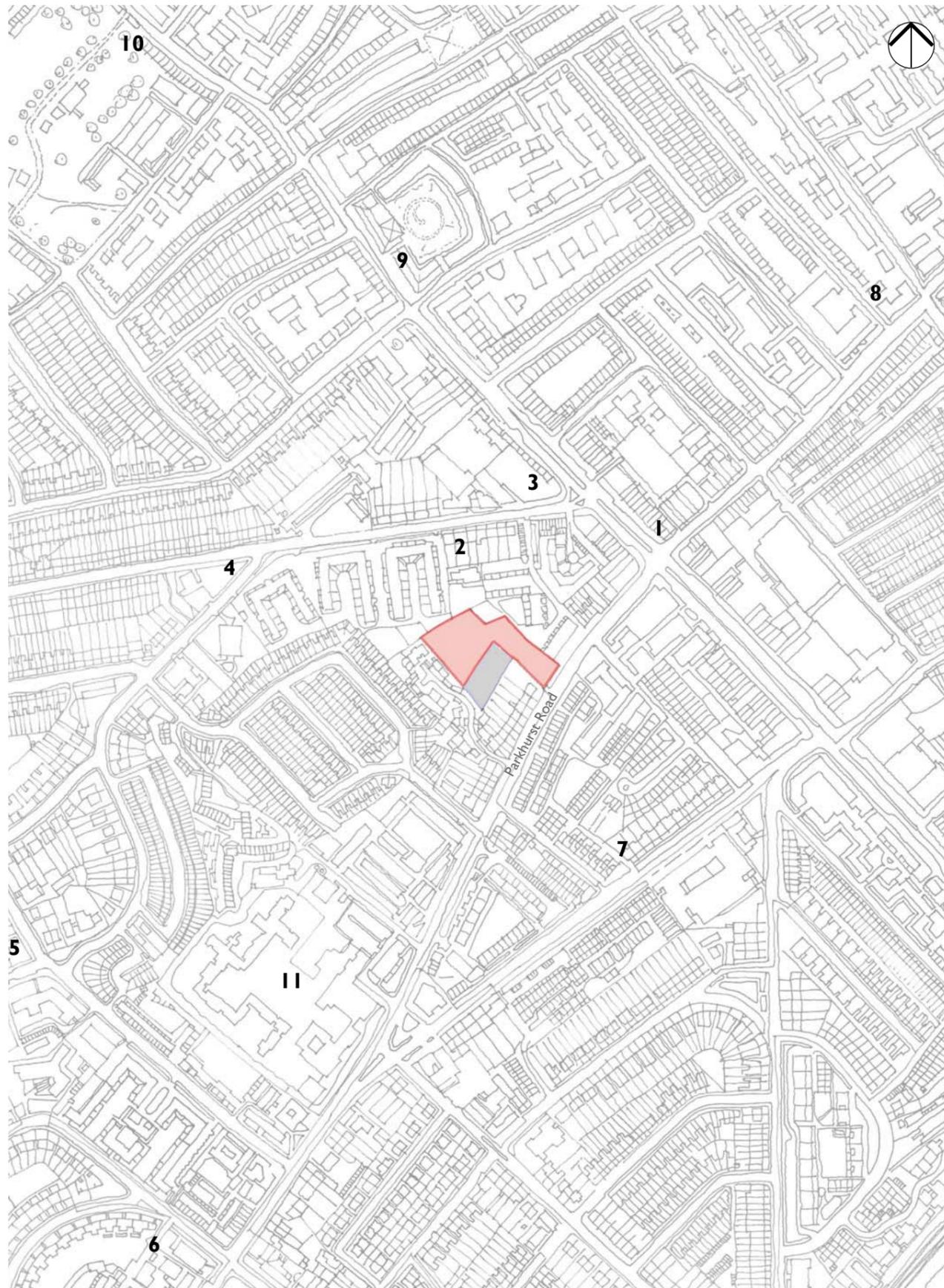
The design of the street frontage and the entrance to the scheme will acknowledge, and be sympathetic to, the properties at 35-63 Parkhurst Road and the Hillmarton Conservation Area. We are working on studies to assess the scale, proportion and order of these buildings which will serve a guide for the development of the external appearance of the building fronting Parkhurst Road.

#### Key:

- site outline
- retained site
- - - Conservation Areas

### 3.0 Site

### 3.4 Heritage & Historical Context



The area was first developed in the 1850's and 1860's, and has a spacious scale, with wide streets and grand houses often with views between villas into substantial rear gardens. The area is characterised by Victorian buildings, locally listed buildings, and inter-war properties along Warlters Road and Warlters Close, which the council are keen to preserve as being exemplars of the character and appearance of the (conservation) area.

#### LISTED BUILDINGS:



**1** - 458-462, Holloway Road - Built 1891 - Grade II

Shops, offices and perhaps also originally flats.



**2** - 9-21, Tufnell Park Road - Built 1840-50 - Grade II

Detached and semi-detached houses linked to form a terrace.



**3** - Odeon Cinema, Holloway Road - Built 1937-8 - Grade II



**4** - St George's Theatre, 49, Tufnell Park Road - c.1853-4 - Grade II

Formerly St George's Church, now St George's Theatre.



**5** - 23, Carleton Road - Grade II

Detached house. Mid-to-late C19. Probably by George Truefitt.



**6** - 1-2, Hilldrop Road - c.1853 - Grade II

Former Camden Road Baptist Church and church hall, now a Hostel by C. G. Searle.



**7** - Church of St Luke and Attached Walls and Gate Piers to Churchyard - c.1859-60 replaced 1961 - Grade II

The North transept destroyed in the WWII and replaced 1961. By Charles Lee.



**8** - Welsh Presbyterian Church - Built 1873 - Grade I



**9** - 596, Holloway Road - Built 1880 - Grade II



**10** - 563, Holloway Road - Built 1923 - Grade II

#### Buildings of Note:

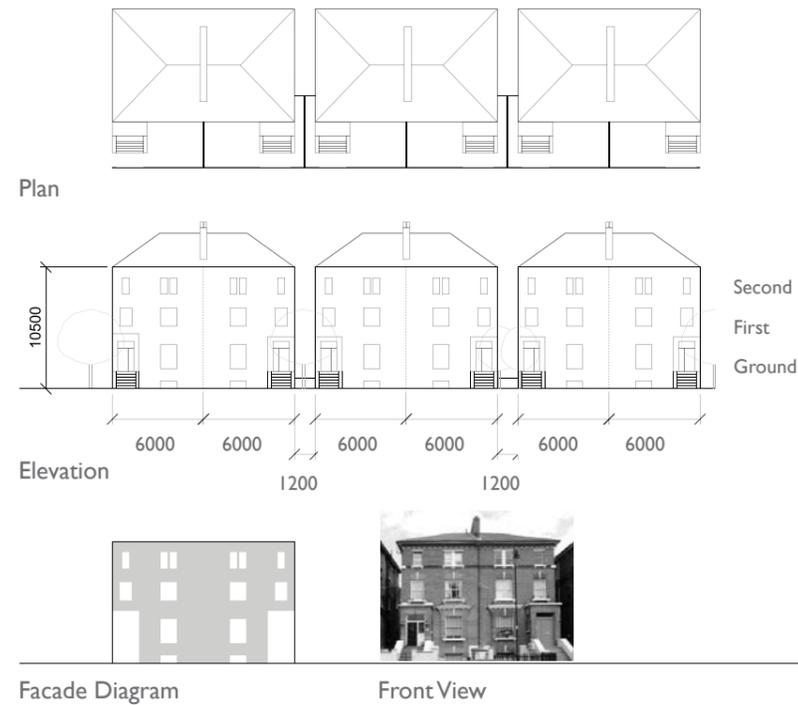


**11** - H M P Holloway Prison

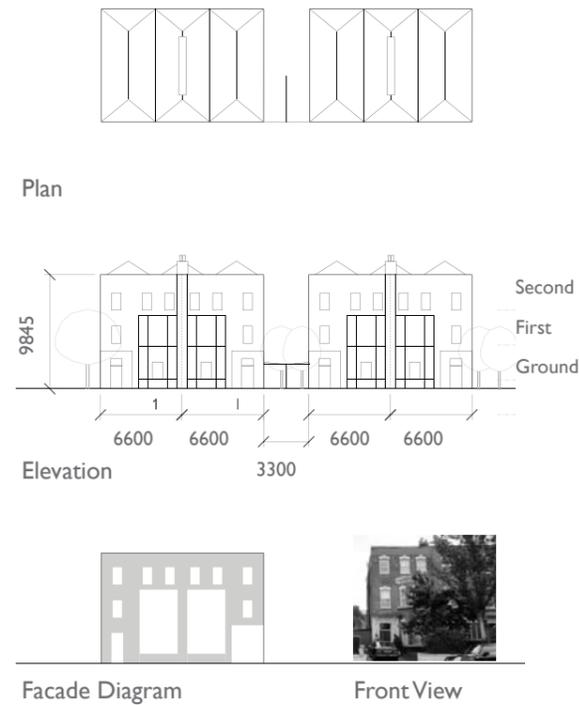
## 3.0 Site

### 3.4 Heritage & Historical Context

Middleton Grove



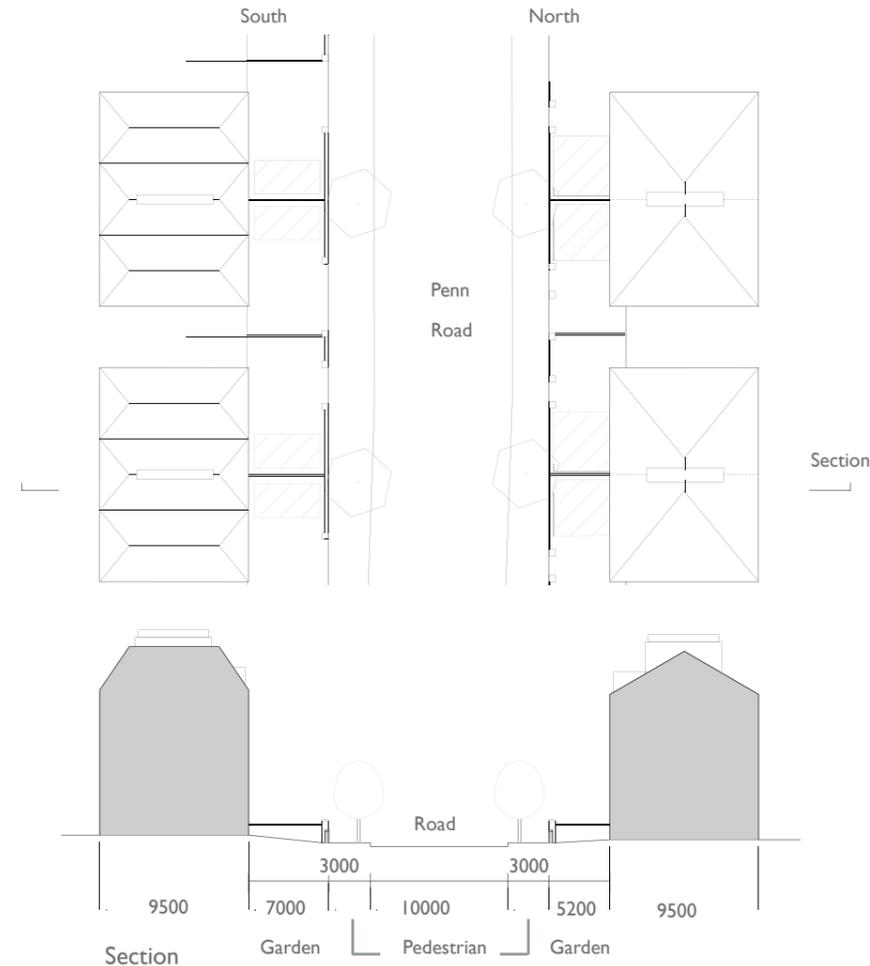
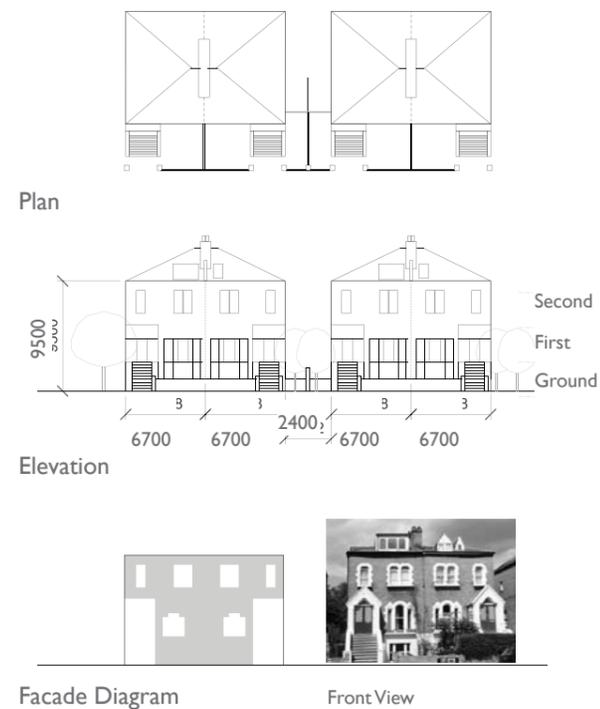
Middleton Grove



Analysis of typical buildings in the conservation area highlight key aspects of massing and façade treatments:

- Semi-detached villas separated by regular gaps create a rhythm along the street elevations and coherence in the street views.
- Repetition of windows and doorways in the facades adds a further layer to the rhythm of these elevations.
- Variety is added through changes in mass and proportion, of frontages and gaps, from one street elevation to another.
- Entrances to each villa are clearly defined. These can be communal entrances to flats within the villas or to individual dwellings.
- The streets are tree-lined, providing a leafy, green backdrop to the buildings.
- Wide streets, trees and gaps between buildings add to the feeling of open space.

Penn Road, north side



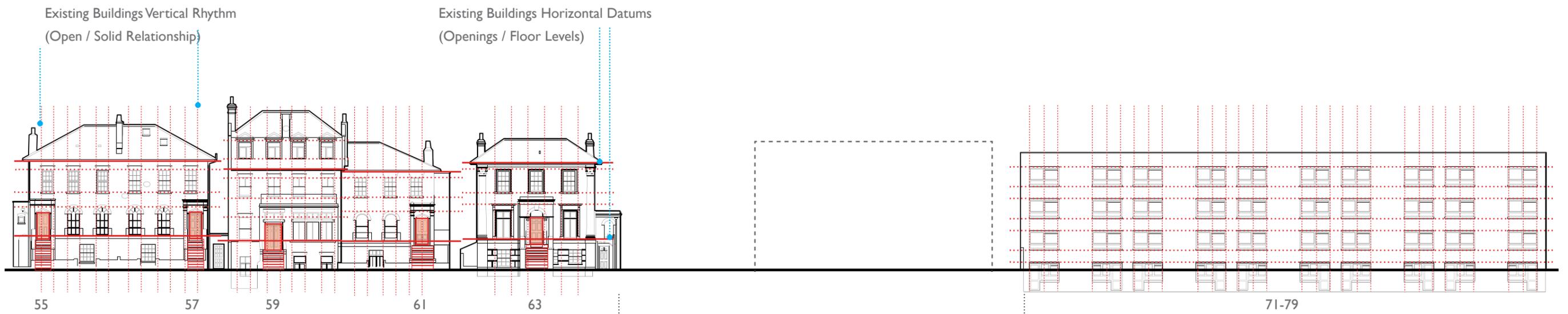
### 3.0 Site

### 3.4 Heritage & Historical Context



Parkhurst Road View - Existing Buildings

Site



Parkhurst Road - Elevation Study

Site

Key:

-  Building entrances
-  Entrance steps
-  Eaves and window bottom
-  Vertical rhythm of windows
-  Horizontal rhythm of windows
-  Existing T.A. Centre building

### 3.0 Site

### 3.5 Constraints & Opportunities: Orientation



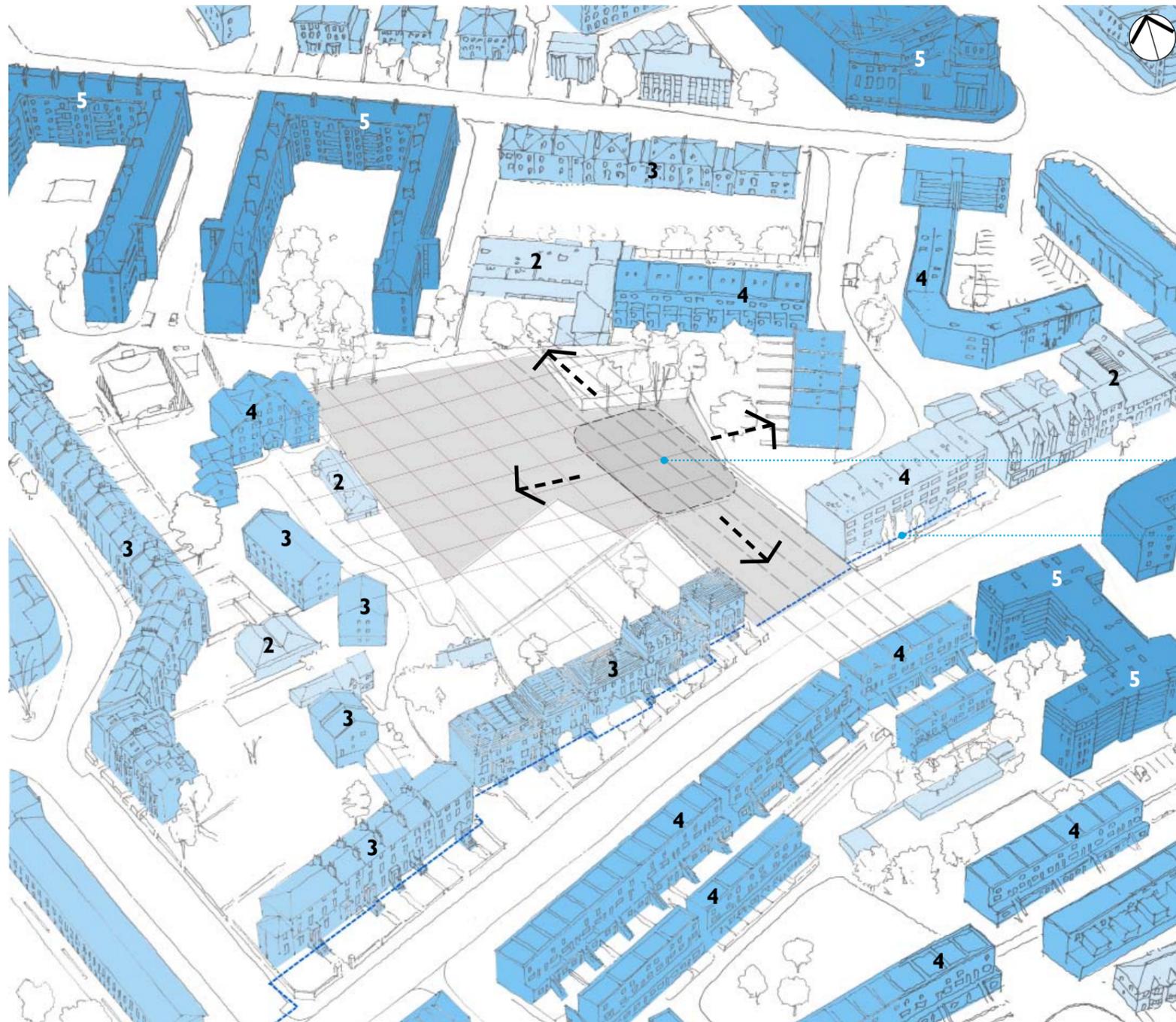
The predominant site orientation runs from north-west to south-east, and at 90 degrees to this, from north-east to south-west.

Arranging linear buildings along these dominant axes means that north facing units can be largely avoided.

Our target is that all homes in the development will be dual aspect.

## 3.0 Site

### 3.5 Constraints & Opportunities: Grain



The site is located on the approach to the junction of Parkhurst Road with Holloway Road, and just south of the junction with Tufnell Park Road. At this point, a number of strong urban grains coincide.

This node point gives the opportunity for a scheme consisting of a number of blocks, responding to the differing geometries, and forming a variety of different open spaces between the buildings.

The significance of this hinge point will be emphasised as part of the landscaping strategy for the proposals.

Node Point

Building Line

Despite its urban location, the interior of the site is a very tranquil enclave, tucked at the elbow between Parkhurst Road and Tufnell Park Road.

The site is largely surrounded by residential developments of various eras, but mostly benefiting from mature planting of various types. These green spaces are typically informal in layout and are generally car free.

The opportunity here is to provide a street frontage building that relates to the scale and proportion of adjacent buildings, while providing a gateway to the more secluded scheme beyond. Careful placing of the buildings to create vistas within and without the site will strengthen links with the surround green areas.

#### Key:

#### Heights

**2** 2 Storeys

**4** 4 Storeys

**3** 3 Storeys

**5** 5 Storeys

### 3.0 Site

### 3.5 Constraints & Opportunities: Open Space



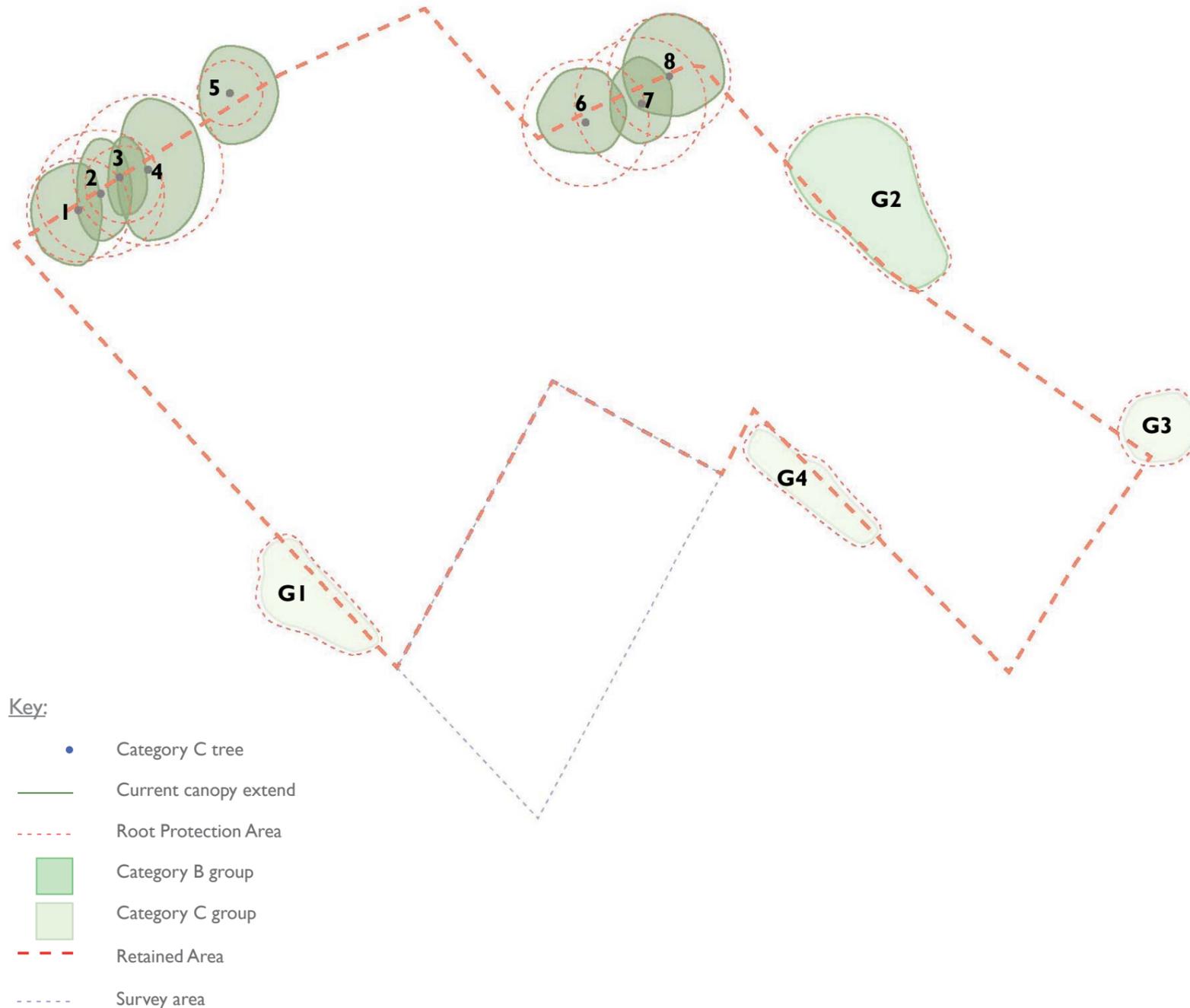
The site benefits from being surrounded by open spaces of various types, but generally having mature planting and landscape treatments. The layout seeks to respect these spaces, augmenting them where possible, whilst offering the potential for natural surveillance where appropriate. It is hoped that the careful placement and design of external spaces within Parkhurst Gardens can be a positive in terms of the quality of space and outlook from neighbouring properties.

**Key:**

-  Trees
-  Playground
-  Open green space
-  Mild to Low noise levels
-  High noise levels

### 3.0 Site

### 3.5 Constraints & Opportunities: Existing trees



- Desk study carried out by Middlemarch Environmental Ltd confirms there are no TPO's located within or closely surrounding it.
- The site is not situated within a conservation area but has a shared boundary with 53-63 Parkhurst Rd which lies within a conservation area
- None of the trees present are Category A trees
- Retention of the 6 category B trees should be considered a priority as they are likely to make a contribution to the character of the site.
- Trees of concern: Tree 8 has a major deadwood crown and is advised to be removed. Trees 1,6 and 8 provide features suitable for use by bats therefore any works to these trees will require consultation with a bat worker
- All new development must be located outside the RPA or canopy spread of any retained tree. New developments must avoid damaging the trees root system or crown. Works carried out within an RPA requires an Arboricultural Method Statement

BS5837:2012 Category	Tree Number
A	-
B	<b>1,2,4,5,6,7,G2</b>
C	<b>3,8,G1,G3,G4</b>
D	-

Summary of Trees in BS5837:2012 Categories

Common Name	Scientific Name
Ash	Fraxinus excelsior
Elder	Sambucus nigra
Hawthorn	Crataegus monogyna
Jasmine	Jasminum sp.
Rose	Rose sp.
Silver Birch	Betula pendula
Sycamore	Acer pseudoplatanus

Tree, Shrub and Climber Species Recorded During Survey

## 4.0 Consultation Process

The proposed scheme described in this submission is the product of a comprehensive series of consultations with numerous authorities, organisations as well as local residents. The First Base team sees these consultations as a positive opportunity to engage with stakeholders having an interest in the outcome of the project site, applying the feedback received to enrich all aspects of the proposal. Quatro has been employed by First Base to lead and coordinate the consultation process for the scheme.

The development has evolved as a direct result of feedback received during the consultation process.

The following consultation sessions have been held:

### **London Borough of Islington**

Pre-application meetings  
Members Forum  
Streetbook Surgery  
Design Review Panel

### **Greater London Authority**

Scheme review  
Follow-up Design review

### **Secured by Design Officer**

Scheme review

### **Tenant Resident Associations and Public Consultations**

Scheme review with TRAs  
Public consultation events  
Follow-up meeting with residents of Moriarty Close  
Follow-up meeting with TRAs



Responses to some aspects of the design from various interest groups, most notably in relation to the possibility of facilitating wider pedestrian permeability in the area, has been wholly conflicting. In such cases, the resulting proposal, described in more detail in Section 5.0, is a carefully considered negotiated position, balancing the views of all stakeholders.

In other areas, a more direct response can be seen in the evolution of the scheme. During the public consultations, residents of Moriarty Close were unanimously concerned about the height and mass of the block adjacent to their estate, as well the degree of overlooking of their private spaces from balconies facing onto Moriarty Close. As a result, this block has been shifted on the site to create a greater offset from the boundary, reduced in height by a full two storeys, and has been mirrored on plan so that balconies face into the site.

These examples demonstrate a clear commitment on the part of First Base and their team to listen carefully to the concerns and preferences of interested parties, and make significant adjustments to the design and layout where possible with Islington's policy.